

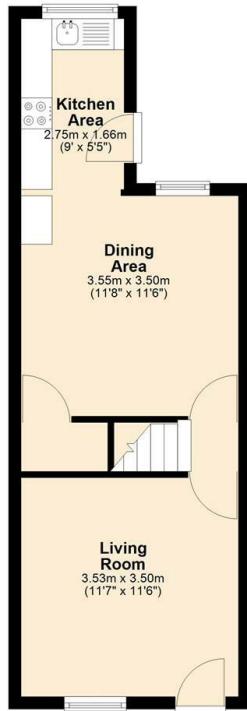


40 Oakland Road, Sheffield, S6 4LS

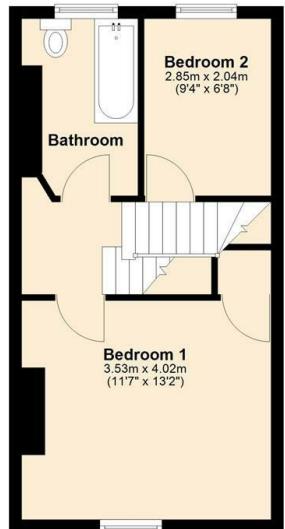
£1,100 Per Calendar Month

- MID TERRACED PROPERTY
- SOUGHT AFTER AREA
- CLOSE TO AMENITIES
- UPVC DOUBLE GLAZING
- WELL PRESENTED THROUGHOUT
- GOOD SIZED LOW MAINTENANCE GARDEN
- PERFECT FOR PROFESSIONAL COUPLES AND YOUNG FAMILIES
- THREE BEDROOMS
- MODERN KITCHEN AND BATHROOM
- GAS CENTRAL HEATING

Ground Floor
Approx. 33.0 sq. metres (355.1 sq. feet)



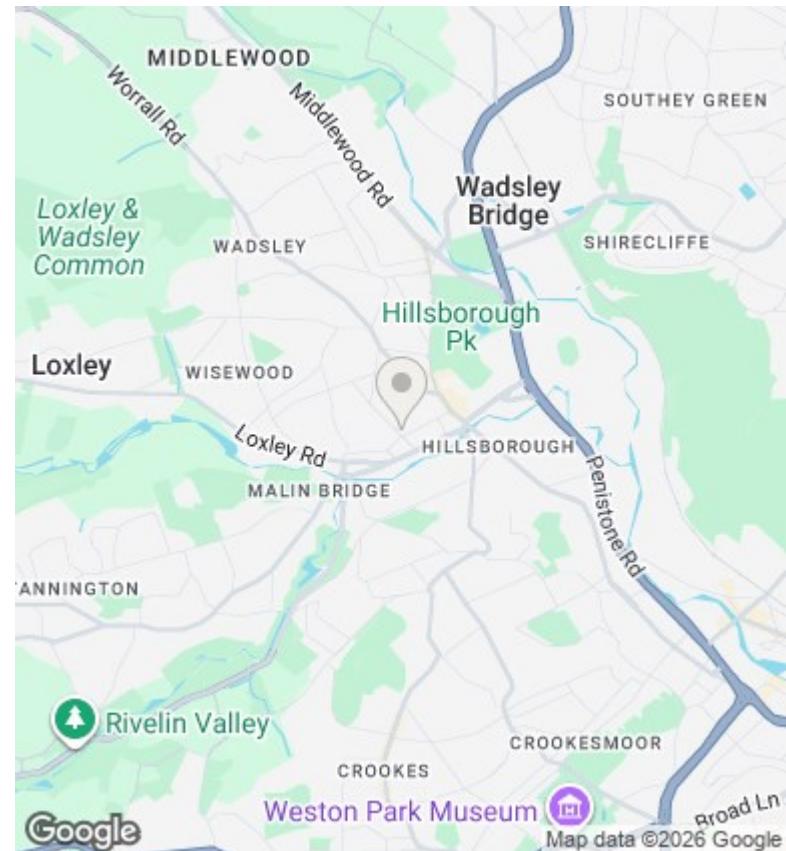
First Floor
Approx. 32.4 sq. metres (349.0 sq. feet)



Second Floor
Approx. 18.2 sq. metres (196.2 sq. feet)



Total area: approx. 83.6 sq. metres (900.2 sq. feet)



Directions

Viewings

Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

Council Tax Band

B

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		56
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		